

POOR ORIGINAL

202301300017

01/30/2023 09:12 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Matthew Shope and Kayla Lavine  
1 Hornbeck Drive  
Concrete, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235323

Jan 30 2023

Amount Paid \$378.53

Skagit County Treasurer

By Josie Bear Deputy

STG-48096

Escrow Number: 01348-48096

Filed for Record at Request of: *Premier Title of Island County*

GNW 22-17612

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), **Karla Renee Casebolt as Trustee of The Karla Renee Casebolt Trust Share, under the Trout Living Trust dated December 16, 1999** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Matthew Shope, a married person and Kayla Lavine, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

The property may be subject to the Skagit County Right to Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, Which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)

SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST - NW NE

Tax Parcel Number(s): P44864 and 350928-1-004-0002

Dated: January 26 <sup>KRC</sup>  
23, 2023

KARLA RENEE CASEBOLT TRUST SHARE,  
UNDER THE TROUTT LIVING TRUST DATED  
DECEMBER 16, 1999

Karla Renee Casebolt  
Karla Renee Casebolt, Trustee

State of Oregon  
County of Lane

This record was acknowledged before me on 26 day of January, 2023 by Karla Renee Casebolt as Trustee of the Karla Renee Casebolt Trust Share, under the Troutt Living Trust dated December 16, 1999.

(Stamp)



Matthew Klein  
Printed name: Matthew Raymond Klein  
Notary Public  
My commission expires: 11-29-25

Statutory Warranty Deed

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE 1/4 SECTION CORNER COMMON TO SECTIONS 21 & 28;  
THENCE EAST ALONG SECTION LINE A DISTANCE OF 240 FEET;  
THENCE SOUTH 55-21 EAST A DISTANCE OF 838 FEET;  
THENCE SOUTH 34-29 WEST A DISTANCE OF 145 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY  
LINE OF COUNTY ROAD;  
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE WEST LINE OF SAID NORTHWEST 1/4 OF  
THE NORTHEAST 1/4 OF SECTION 28;  
THENCE NORTHERLY TO THE POINT OF BEGINNING.  
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER  
AUDITOR'S FILE NO. 554361.  
SITUATED IN COUNTY OF SKAGIT, STATE OF WASHINGTON